

**HOMESTEAD TOWNSHIP    APPROVED OCT. 3, 2016**  
**REGULAR MEETING**  
**SEPTEMBER 6, 2016**

The regular meeting of the Homestead Township Board was called to order at 6:00 p.m. by Supervisor Jessica Wooten.

The entire audience participated in the Pledge of Allegiance.

Present by roll call: Mary Geetings, Dan Moore, Shelley Rosa, Jessica (Wooten) Nuytten, and Beverly Holbrook.

Also Present: Tim Markey, Fire Chief

**PUBLIC INPUT:** Karen Mallon read a letter in response to a letter to the editor in the Record Patriot. She says yes to anything new in Homestead Township as long as it is not in her backyard saying yes to the new park. She says yes to anything new and pretty in Homestead Twp. She hopes everyone votes yes.

Rachel Sang sent a letter to Jessica today regarding ordinances for noise and parties. She has had problems all summer with loud parties at her neighbor and doesn't know how to control this. There is a large gathering planned for the weekend and she is moving to a hotel with her kids in order to let them sleep. AnnMarie Parsons-McNamara stated that she called the sheriff department this morning to complain and talked to Sherry Taylor. Sherry told her that there wasn't any recourse and possibly just come to talk to the township board. A noise ordinance is needed. Rick Fast is the owner of the property and will talk to the renters regarding this problem. Jessica stated that at this time we do not have a noise ordinance. The problem that this board has struggled with is that noise ordinances are difficult to enforce. If people are in your yard that is trespassing and you should call the police. The noise issue we've had is that in the past ordinances have not been enforced. At this time we don't have one in place for the simple fact that the discussion is how do you get it enforced? You could call in a nuisance.

Keith Riemersma stated that in the Junk and Blight ordinance 1. why is there a total exemption of farms having junk and blight on their property? 2. Questioning the volume of junk. 3. Last page refers to Bingham Township and not Homestead.

John and Wanda Hancock asked if there is any update on the drug bust that went down on Cinder road and what might be going on to clean up the shacks and trailers. Jessica stated that the TNT officer is still working on his report and he will give us the report. They did take pictures of the inside of the trailers and how they are doing their water and sanitary waste. Jessica has been in contact with the Health Department and after the criminal investigation is finished the township can go in and do clean-up. Part of the clean-up is working with the Health Department to get those trailers out. TNT has been great to work with and helpful but they have requested we wait until they have finished their operation procedures.

Dave VanHammen gave his support of the new park on 31 to attract people from outside the community. This would be good for business and the community.

Closed public input at 6:42 p.m.

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**APPROVAL OF AGENDA:** Motion by Wooten to approve the agenda as written, supported by Rosa. All Ayes. Motion Carried.

**GUEST SPEAKER:** Jeff McCray, Township Insurance Review Policy is the same with a few updates. 1. We received \$694.19 in dividend returns which was about 7% return. 2. There are grant monies available for risk reduction items. 3. Reimbursement for Michigan Citizen Planner Certification – one person per year. Jeff will meet with Tim Markey to go over the fire department equipment. Policy is up \$34 in cost from last year. Options are Casualty Terrorism Coverage for \$25 add'l, Property Terrorism Coverage for \$28 add'l, Cyber & Privacy Liability Coverage for \$879 add'l and Increase Liability Limit from \$2,000,000 to \$3,000,000 for \$595 add'l. Shelley asked about the batting cages and machinery for \$19,297. She thought this was taken out last year. Also, what is the machinery? We could put this in Miscellaneous Township Equipment. Discussion on date change of policy renewal for convenience of fire department needs. Policy renews September 25, 2016. Dan discussed the extras which total \$1527 but we get \$694 in dividends so the extra would be \$833. He feels this is worth the extra expense. Motion by Rosa to renew the insurance policy in addition with the four listed coverage options; policy renewal moved to August 1; and remove the batting cages and machinery; supported by Moore. Roll call: Geetings – Yes, Moore – Yes, Rosa – Yes, Wooten – Yes, Holbrook – Yes. All Ayes. Motion carried.

**CONSENT GROUPING:**

**Minutes:** Motion by Rosa to accept August 1, 2016, minutes as written with corrections under Fire Department should state Butch Garber be accepted and in New Business the 53 acres should state Shelley will look at what taxes would be currently, supported by Moore. All Ayes. Motion Carried.

**Bill Paying:** Motion by Wooten to pay all bills, support by Moore. Roll Call: Wooten – Yes, Rosa – Yes, Moore – Yes, Geetings – Yes, Holbrook – Yes. All Ayes. Motion Carried.

**Treasurer, Clerk:** Written and submitted. No discussion.

**Zoning Administrator Report:** No report

**JPC -** Dan Moore stated that at the last meeting they did a site plan review for Mr. Derohour and it was approved. \*Approved a residence to be built on commercial property on Lamb

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Road. \*Informal site plan review for Mr. Derohour behind the Sawmill Bill buildings. He's looking to put in temporary pod storage. \*Had someone come in for an informal site plan for a dog grooming facility in Inland. Looking at 3 or 4 different spots.\*Appointed a zoning administrator committee review board. \*Will look at fracking on our zoning ordinance. \*Keith Riemersma gave an update on his ordinance questions. \* Mr. Dutt gave an update on his marijuana growing facility. Waiting for blueprints. \*Printed new zoning maps.

**Fire Department – Tim Markey** gave a written report (on file). August was slow with only 20 runs. Up to 214 for the year. \*Looking at the ball fields for a landing zone and looking at several more areas. \*Had an extrication demo with some tools. We are looking at several tools. \*Doing a CPR class this coming Saturday for the firefighters but we have room for others that would like to participate and get their certification. \*Our rescue is showing its age. We're having trouble with it starting and needs to go for service. We need to start looking to replace this vehicle. We need to talk about a truck refresh program.

**Rec. Park –** Frank Walterhouse stated everything is closed down right now. Finished last Wednesday with the league. Lumberjacks won the men's and Fallen Timbers won the women's leagues. \*Purchase's fundraiser starts in 17 days starting on Sept. 23, 24, 25. The park will close after that. \*The markings for the future pavilion washed away. \*Some people would like to clean up the area where the batting cages are and turn it into a party place. To replace the batting cages with motors is \$15,000. Some discussion but no decisions made. \*Still waiting on a price to fix the light. \*Had a lot of people for Coho festival in the park. \*The rain made the fields unlevel. Will have to bring in more diamond dust. \*The lawnmower goes to Fergusons for repair. Nothing for the tractor. \*Busy year, lot of people.

**Cemetery:** Moore Mechanical said work would be completed by September 14. Champion Hill is completed.

**Coho Festival:** Bev stated that most of it got rained out. The ball teams were successful and finished on Sunday. Don't have any figures because there hasn't been a meeting.

Motion by Wooten to accept all reports as presented, supported by Moore. All Ayes. Motion Carried.

**COMMISSIONER:** Frank Walterhouse passed out a report on the breakdown of penal fine distribution to Benzie libraries (attached) and the August Council on Aging meeting information.

The new Animal Control officer started today. Budget is about to be adopted.

**Correspondence** -\*Letter from Rachel Sang regarding noise  
\*Letter from Honor Lions thanking for use of hall for Coho Breakfast.

## ACTION ITEMS

**Field Usage Agreement:** Regarding using/renting the township park. Rosa made a motion to adopt the field usage license agreement for the township park, supported by Holbrook. Discussion from Moore stating that almost everything covered under this agreement is also in the mass gathering under the zoning ordinance section 3.36. This is good because there is a checklist and a signature that our insurance company would like to see. Roll call: Mary Geetings – Yes, Dan Moore – Yes, Shelley Rosa – Yes, Jessica Wooten – Yes, Bev Holbrook – Yes. All Ayes. Motion Carried.

**Runoff Drain maintenance for ballpark:** Our runoff drain and paved areas at the ball park are pretty full of sand and haven't been cleaned and maintenance for several years. (Done in 2011) Honor Excavating did it last time and will do it again for between \$450 and \$500 but he would recommend we do something to stop people from going around speed bumps. Maybe some big rocks. There are 2 speed bumps. Suggested maybe railing, posts, or trees. Geetings made a motion to hire Honor Excavating to clean up the drains at the ball fields with an estimated budget of \$500, supported by Moore. Roll call: Dan Moore – Yes, Mary Geetings – Yes, Shelley Rosa – Abstained, Jessica Wooten – Yes, Bev Holbrook – Yes. 4 Yes, 1 Abstain, Motion Carried.

Trees or bushes would take the water and help with erosion and would look nice. Much discussion on how they will be watered if we don't get rain. Mary will contact a landscaper to get some prices. Shelley will check on boulder prices. Jessica will look into posts.

**Ball field Pavilion Project:** Location is okay. Wooten made a motion to approve ball field pavilion project at the location designated, supported by Rosa. All Ayes. Motion Carried.

We did get the land use permit for them.

### **Bids for Winter Work:**

1. Lawn equipment repair/maintenance: Mower goes to Fergusons.
2. Snow plowing
3. Snow removal
4. Township hall floors year for maintenance – Cindy Gottschaulk

Wooten made a motion to send the lawn equipment for its regular repair to Fergusons, put bids in for snow plowing and removal to be opened at the October meeting and to have Cindy Gottschaulk's company come in to do maintenance on the floors, supported by Moore. All Ayes. Motion Carried.

**NEW BUSINESS –**  
**BCRC Local Roads 2017 call for projects and maps:**

1. Proposed list of projects

We need to put in which roads, that are our responsibility, that are in need of repair and maintenance. The information of what our roads are will be put up on the bulletin board and everyone that travels our local roads can send in via email to the township what roads you feel need attention.

**Zoning Administrator Position/Ordinance Enforcement Officer**

We do have applications. The committee will have an open meeting for the interviews. This meeting is yet to be determined. There are seven applicants so far. Our previous ZA was also responsible for enforcement. Inland is going to hire an enforcement officer. We have a copy of Almira's contract for the officer. They pay \$200 per complaint start to finish. We have to make a decision on how to handle our zoning enforcement. We will have further discussion regarding this situation. We may be able to share with Inland or the Village of Honor.

**OLD BUSINESS –**

**3056 Indian Hill Rd. Letter to foreclosure bank.**

1. Acknowledgement of receipt of letter from Green Tree Credit Solutions "They have received our document and are forwarding it to the appropriate processes." Do we want to incur the costs, clean it up (trash in yard in a dumpster) and move forward with the tax lien? We have to go through a civil infraction to get on the property. Geetings made a motion to start the process with issuing a civil infraction to move forward on the cleanup of 3056 Indian Hill Rd property, supported by Wooten. All Ayes. Motion Carried.  
Wooten will start the process.

**Junk and Blight Ordinance Review:** \*Junkyards has been taken out. \*Section 6 where it says Farm Exclusion doesn't speak to blight but more to junk or inoperable vehicles. \*Need to check fence height requirements with JPC. \*Sec. 2 a: strike railroad ties \*Sec. 2 b: change seven days to more than this. \* Sec. 8 d: give 21 days change to 30 days. \*Sec. 11 Repeal does not grandfather anyone in, repeal means it never existed. Supersede allows the grandfather clause in. \*Decided to do public input at the October meeting at 6 and then have our regular meeting following.

**Mass Gathering Ordinance Review:** We have 3 examples to look through. Have for discussion at the October meeting. Need to look at population and property size.

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**Open Forum:** Some clarification on items discussed during meeting. Some discussion regarding the 52 acres for a park and groups involved. No costs will be incurred by the township. Everything will be by grants and fundraising. The only thing that the township will lose is tax money. Very preliminary.

**Other Business:** Frank Walterhouse about the drain under the driveway, it is sinking. Need to contact MDOT to fix the one at the school entrance and one by fire department. Jessica will contact the school to see what can be done.

**ADJOURN:** Motion by Wooten to Adjourn, supported by Moore. Adjourned at 8:56 p.m.  
Respectfully submitted:

Beverly J. Holbrook  
Recording Secretary

Jessica Nuytten  
Supervisor

Next monthly meeting October 3, 2016, at 6:00 p.m.